

City Council
Atlanta, Georgia

00-0-1639

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-81
9/6/00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2055 Mt. Paran Road, N.W.**, be changed from the **R-1 (Single-Family Residential)** District, to the **O-I (Office-Institutional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **215** the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-00-81

Site plan entitled "Master Plan for Mt. Paran Church-of-God" prepared by CDH Partners Inc., Architecture/Planning, dated May 17, 2000, last revised January 29, 2001, and marked received by the Bureau of Planning January 30, 2001.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 215, 17th District, Fulton County, Georgia, and being more particularly described as follows:

To find the Point of Beginning, commence at a point located near the intersection of the northwestern margin of the right-of-way of U.S. Highway No. 41 (said right-of-way varies) and the northern margin of the right-of-way of Mt. Paran Road (said right-of-way being 50' in width) marked by a 5/8 inch rebar set; thence running in a southeasterly direction along the western margin of the aforesaid right-of-way of Mt. Paran Road the following 2 courses and distances: South 13 degrees 56 minutes 09 seconds East a distance of 271.20 feet to a point, South 13 degrees 51 minutes 55 seconds East a distance of 153.12 feet to a point; thence leaving the western margin of the aforesaid right-of-way of Mt. Paran Road and running North 83 degrees 05 minutes 19 seconds West a distance of 1,452.85 feet to a point marked by a one-half inch rebar found; thence running North 07 degrees 09 minutes 21 seconds East a distance of 513.73 feet to a point; thence running South 77 degrees 02 minutes 39 seconds East a distance of 485.84 feet to a concrete right of way marker found; thence running North 13 degrees 10 minutes 11 seconds East a distance of 25.33 feet to a concrete right of way marker found; thence running South 75 degrees 51 minutes 39 seconds East a distance of 128.03 feet to a point, thence running South 76 degrees 51 minutes 19 seconds East a distance of 691.00 feet to a point, said point being the Point of Beginning; the above tract containing 14.406 acres, more or less, and being shown and delineated on that master plan entitled "Master Plan for Mt. Paran Church of God" dated May 14, 2000 prepared by CDH Partners Inc., William E. Chegwiddden, State of Georgia Registered Architect No.3060, of CDH Partners Inc., which site plan is incorporated herein by reference thereto.

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